

113.0

0004

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

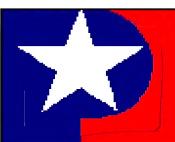
683,500 / 683,500

USE VALUE:

683,500 / 683,500

ASSESSED:

683,500 / 683,500


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
204		FOREST ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: HANLEY JENNIFER	
Owner 2: GUGLIETTA LISA M	
Owner 3:	
Street 1: 204 FOREST ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry: <input checked="" type="checkbox"/> Own Occ: <input checked="" type="checkbox"/> Y
Postal: 02474	Type: <input checked="" type="checkbox"/>

PREVIOUS OWNER	
Owner 1: HANLEY JENNIFER -	
Owner 2: GUGLIETTA LISA M -	
Street 1: 204 FOREST ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry: <input checked="" type="checkbox"/> U
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains .108 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Vinyl Exterior and 1679 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
101	One Family
	No of Units
	Depth / PriceUnits
	Sq. Ft.
	Site
	0 70. 1.19 5

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4697.000	290,900		392,600	683,500		72192
Total Card	0.108	290,900		392,600	683,500	Entered Lot Size	GIS Ref
Total Parcel	0.108	290,900		392,600	683,500	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	407.21	/Parcel: 407.21	Land Unit Type:	Insp Date
							09/06/18

PREVIOUS ASSESSMENT								Parcel ID	113.0-0004-0002.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	290,900	0	4,697.	392,600	683,500		Year end	12/23/2021
2021	101	FV	282,400	0	4,697.	392,600	675,000		Year End Roll	12/10/2020
2020	101	FV	282,500	0	4,697.	392,600	675,100	675,100	Year End Roll	12/18/2019
2019	101	FV	229,300	0	4,697.	398,200	627,500	627,500	Year End Roll	1/3/2019
2018	101	FV	225,000	0	4,697.	297,300	522,300	522,300	Year End Roll	12/20/2017
2017	101	FV	225,000	0	4,697.	269,200	494,200	494,200	Year End Roll	1/3/2017
2016	101	FV	225,000	0	4,697.	258,000	483,000	483,000	Year End	1/4/2016
2015	101	FV	212,600	0	4,697.	218,800	431,400	431,400	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
HANLEY JENNIFER	51187-176		5/16/2008	Family		1	No	No					
WICK MARK J	44307-195		12/16/2004		400,000	No	No						
TOCIO JEROME W/	29074-142		9/9/1998		238,500	No	No	Y					

BUILDING PERMITS												ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name				
									9/6/2018	TTL REFUSAL	BS	Barbara S				
									3/31/2009	Meas/Inspect	372	PATRIOT				
									4/13/2005	MLS	MM	Mary M				
									2/8/2000	Measured	263	PATRIOT				
									12/1/1981		CS					

 Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

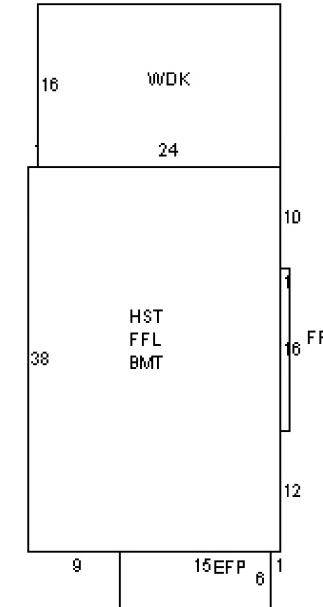
Type:	15 - Old Style	
Sty Ht:	1H - 1 & 1/2 Sty	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BLUE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Fair
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

Comments:	
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SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1930
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	Yes
% Com Wal	% Sprinkled

BATH FEATURES

Kits:	1	Rating: Average
A Kits:		Rating:
Fpl:	1	Rating: Average
WSFlue:		Rating:

OTHER FEATURES

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 7	BRs: 3
	Baths: 1	HB: 1

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

CALC SUMMARY

Basic \$ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj \$ / SQ:	178.605
Other Features:	74586
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	395238
Depreciation:	104343
Depreciated Total:	290895

COMPARABLE SALES	
Rate	Parcel ID
	Typ
	Date
	Sale Price
WtAv\$/SQ:	
AvRate:	
Ind.Val:	
Juris. Factor:	
Special Features:	0
Final Total:	290900
Before Depr:	178.61
Val/Su Net:	101.54
Val/Su SzAd:	201.87

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID 113.0-0004-0002.0

More: N

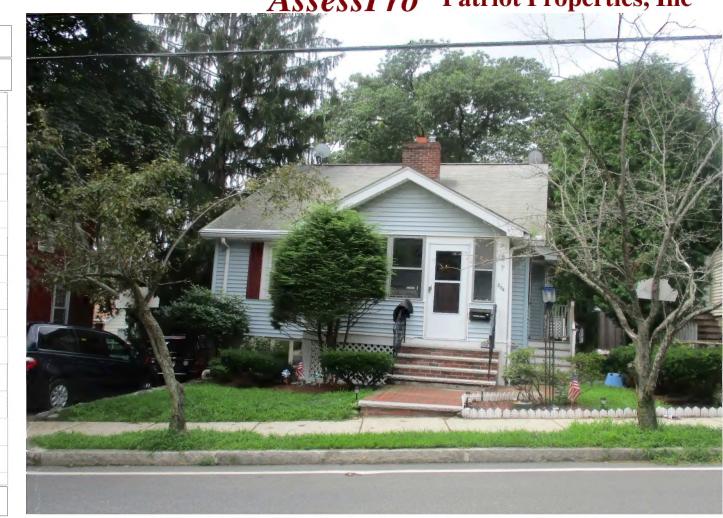
Total Yard Items: []

Total Special Features: []

Total: []

SUB AREA**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
FFL	First Floor	966	178.610	172,533						
BMT	Basement	950	57.870	54,975						
HST	Half Story	475	178.610	84,838						
WDK	Deck	384	8.430	3,238						
EFP	Enclos Porch	90	56.330	5,069						
Net Sketched Area:				2,865	Total:				320,653	
Size Ad	1441	Gross Area	3340	FinArea	1679					

IMAGE

AssessPro Patriot Properties, Inc